

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

PROMINENT RETAIL SHOP & PREMISES A1/A3

670 - 1,520 sq ft (62 - 141 sq m) approx:

TO LET



66 HIGH STREET

GODALMING • SURREY • GU7 1DU

LOCATION:

The property is situated in a prime position on the north side of this busy thoroughfare close to the main car park at Crown Court and within 10 minutes of the main line railway station to London Waterloo. Godalming High Street features numerous multi-national and independent retailers, together with a wealth of restaurants and national coffee shops.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

66 HIGH STREET

GODALMING • SURREY • GU7 1DU

DESCRIPTION: The premises comprise a lock-up shop in one of the most prominent town centre locations in Godalming High Street, close to all amenities and available to be let on an optional/alternative basis, depending on the space required.

ACCOMMODATION: (all areas net and approx)

Ground Floor Sales Area:	670 sq ft (62 sq m)
Rear Sales/Storage Area:	850 sq ft (79 sq m)
WC facilities	
Total	1,520 sq ft (141 sq m)

TERMS: The entire demise is available to be let by way of a new lease for a term to be agreed at a quoting rent of £35,000.00 per annum exclusive.

Alternatively our clients will consider splitting the premises to provide a stand-alone lock-up shop unit on a new lease and for a term to be agreed at a quoting rent of £25,000.00 per annum exclusive and will retain the rear of the premises for an alternative use.

VAT: The premises are not elected for VAT.

LEGAL COSTS: Each party to bear their own professional and legal costs.

RATES:

Description:	Shop & Premises: A1/A3
Rateable Value:	£33,500.00
Rates Payable:	£16,113.50 per annum approx: for the 2014/15 Year for the entire demise

VIEWING: Strictly by prior appointment through the **Sole Agents**.



Rod Walmsley
rod@gascoignes.com

James Gray
james@gascoignes.com

Andrew Russell
andy@gascoignes.com

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4356372.